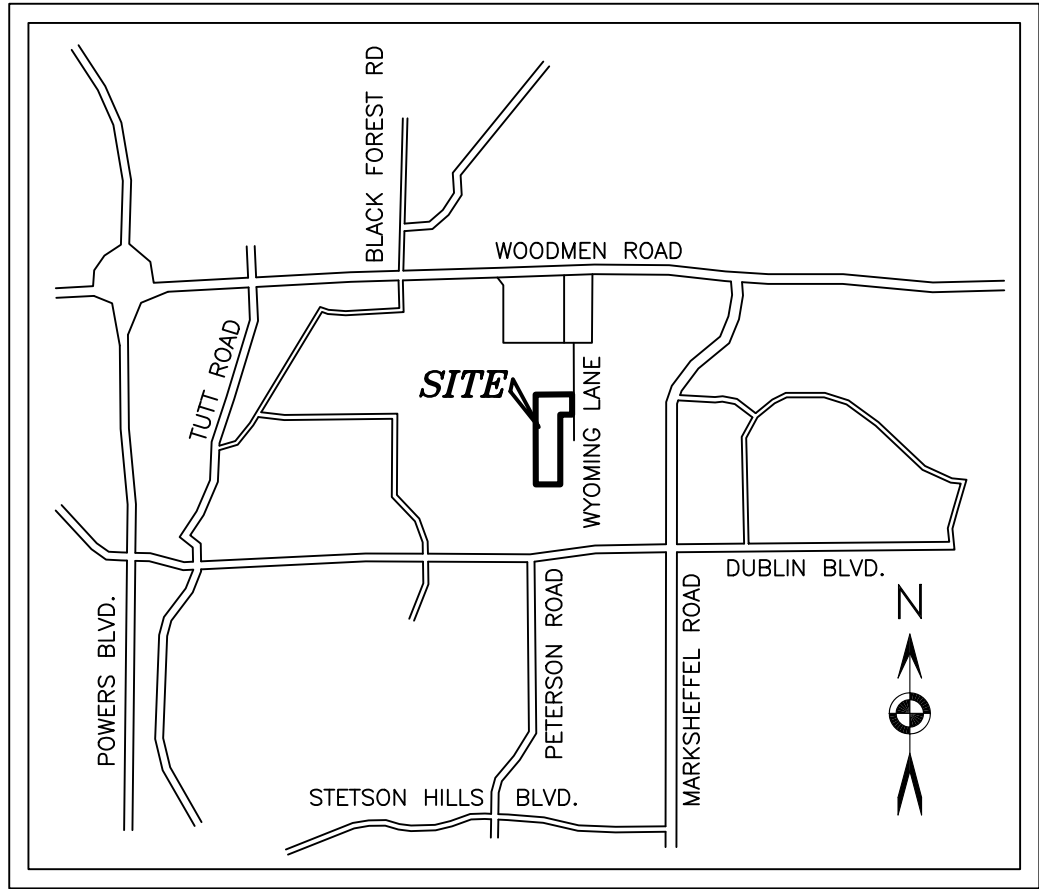


ANNEXATION PLAT
MILLER DOWNS AT WYOMING LANE ADDITION No. 1
AN ANNEXATION OF A PORTION OF THE EAST HALF OF
SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
(NOT TO SCALE)

BE IT KNOWN BY THESE PRESENTS:

That Onea Jewel Miller and Michelle Marie Miller, being the owners of the following described tract of land to wit:

That portion of the East half of Section 8, Township 13 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

BASIS OF BEARINGS: Bearings are based upon the West line of the Southeast Quarter of Section 8, Township 13 South, Range 65 West of the 6th P.M., monumented at the North end with a #5 rebar & 1.5" aluminum cap stamped "MSM/SP GROUP 6169" and monumented at the South end with a #6 rebar & 3.25" aluminum cap stamped "WATTS PLS 9853", and is assumed to bear S 00°06'23" W, a field measured distance of 1,329.76 feet.

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 8;
thence S 00°06'23" W along the West line of the Southeast Quarter of said Section 8, a distance of 1329.76 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 8;
thence N 89°06'33" E along the South line of the Northwest Quarter of the Southeast Quarter of said Section 8, a distance of 500.15 feet to intersect the Southerly extension of the West line of the Ruth K. Adams Tract as recorded under Book 2088 at Page 738 of the records of the El Paso County Clerk and Recorders Office;
thence N 00°01'48" W along said Southerly extension of said West line, a distance of 897.10 feet to the Northwest corner of said Ruth K. Adams Tract, said corner also being the most Southerly corner of that parcel of land as described under the Quitclaim Deed as recorded under Reception No. 225004905;

thence the following three (3) courses along the West and North lines of said parcel:
1) N 00°41'29" W, a distance of 432.17 feet to a point on the North line of said Southeast Quarter of Section 8;
2) N 00°41'29" W, a distance of 38.00 feet;
3) N 89°09'21" E, parallel to said North line of the Southeast Quarter of Section 8, a distance of 205.51 feet;
thence N 00°10'20" E, a distance of 336.96 feet to the South line of the Lois Slocum Tract as recorded under Book 1537 at Page 546 of said records, said corner also being the Southeast corner of that parcel of land as described under the Quitclaim Deed as recorded under Reception No. 225004903;
thence the following three (3) courses along the East, North and West lines of said parcel:
1) N 00°10'20" E, a distance of 18.50 feet;
2) S 89°49'06" W, a distance of 697.41 feet to a point on the West line of the Northeast Quarter of said Section 8;
3) S 00°05'23" W, along said West line of the Northeast Quarter of Section 8, a distance of 18.50 feet to the Southwest corner of said Lois Slocum Tract;
thence continuing S 00°05'23" W along said West line of the Northeast Quarter of Section 8, a distance of 383.02 feet to the POINT OF BEGINNING.

Containing a calculated area of 930,986 square feet (21.372 acres) of land, more or less.

OWNERS CERTIFICATE:

The aforementioned, Onea Jewel Miller and Michelle Marie Miller

have executed this instrument this ____ day of _____, 20____

Onea Jewel Miller, Owner

Michelle Marie Miller, Owner

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned instrument was acknowledged before me this
____ day of _____, 20____ by Onea Jewel Miller and Michelle Marie Miller, owners.

Witness my hand and seal:

My Commission expires _____

Notary Public _____

SURVEYOR'S NOTES

1. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-506.

3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.

4. Any underground or above ground utilities shown hereon have been located from field survey information. Barron Land, LLC does not guaranty said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Barron Land, LLC did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

5. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment Order Number SC55117378-2, with an effective date of October 31, 2024 as provided by Old Republic National Title Insurance Company and Land Title Guarantee Company.

6. This survey was performed in the field on November 5, 2024.

7. The overall subject parcel to be annexed hereon contains a calculated area of 930,986 square feet (21.372 acres) of land, more or less.

8. BASIS OF BEARINGS: Bearings are based upon the West line of the Southeast Quarter of Section 8, Township 13 South, Range 65 West of the 6th P.M., monumented at the North end with a #5 rebar & 1.5" aluminum cap stamped "MSM/SP GROUP 6169" and monumented at the South end with a #6 rebar & 3.25" aluminum cap stamped "WATTS PLS 9853", and is assumed to bear S 00°06'23" W, a field measured distance of 1,329.76 feet.

9. Unless noted otherwise, the found survey monuments shown hereon are flush with the existing grade.

10. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C05370, effective date December 7, 2018, indicates that the majority of the subject parcel is located in Zone X (Areas determined outside the 500-year floodplain), with a portion of Zone-X shaded (areas determined to be within the 500-year floodplain and outside the 100-year floodplain), and Flood Zone AE (base flood elevations determined), with a portion of Zone AE being a designated floodway.

CONTIGUITY CALCULATION

Overall perimeter of the subject parcel to be annexed: 4,857.08 feet
Perimeter of subject parcel contiguous with the City of Colorado Springs: 2,231.43 feet
One-Sixth (1/6th) of overall perimeter=809.51 feet (16.67%)
Contiguity Percentage: 2,213/4,857 = 45.94%

SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the map shown hereon is a correct delineation of the above described parcel of land and that it is contiguous to the City of Colorado Springs, Colorado and meets the requirements set forth in Colorado Revised Statutes 31-12-104-(1) (a) that one-sixth (1/6) or more of the perimeter to be annexed is contiguous with the annexing municipality.

Spencer J. Barron
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

The annexation of the real property shown on this plat is approved pursuant to an ordinance made and adopted by the City of Colorado Springs, El Paso County, Colorado, by actions of the City Council of the City of Colorado Springs at its meeting on the

_____ day of _____, 20____ A.D.

CITY CLERK

DATE

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "MILLER DOWNS AT WYOMING LANE ADDITION No. 1".

CITY PLANNING DIRECTOR

DATE

CITY ENGINEER

DATE

RECORDING

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ THIS ____
DAY OF _____, 20____ A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE
RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____

STEVE SCHLEIKER, RECORDER

SURCHARGE: _____

BY: _____
DEPUTY

CITY No. ANEX-24-0016

SEE SHEET 2 FOR SITE DETAILS

DATE: 01/22/2025		REVISIONS	
No.	Remarks	Date	By
1	ADDRESS COMMENTS	03/21/25	KPB

BARRON  **LAND**

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
2790 N. Academy Blvd., Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
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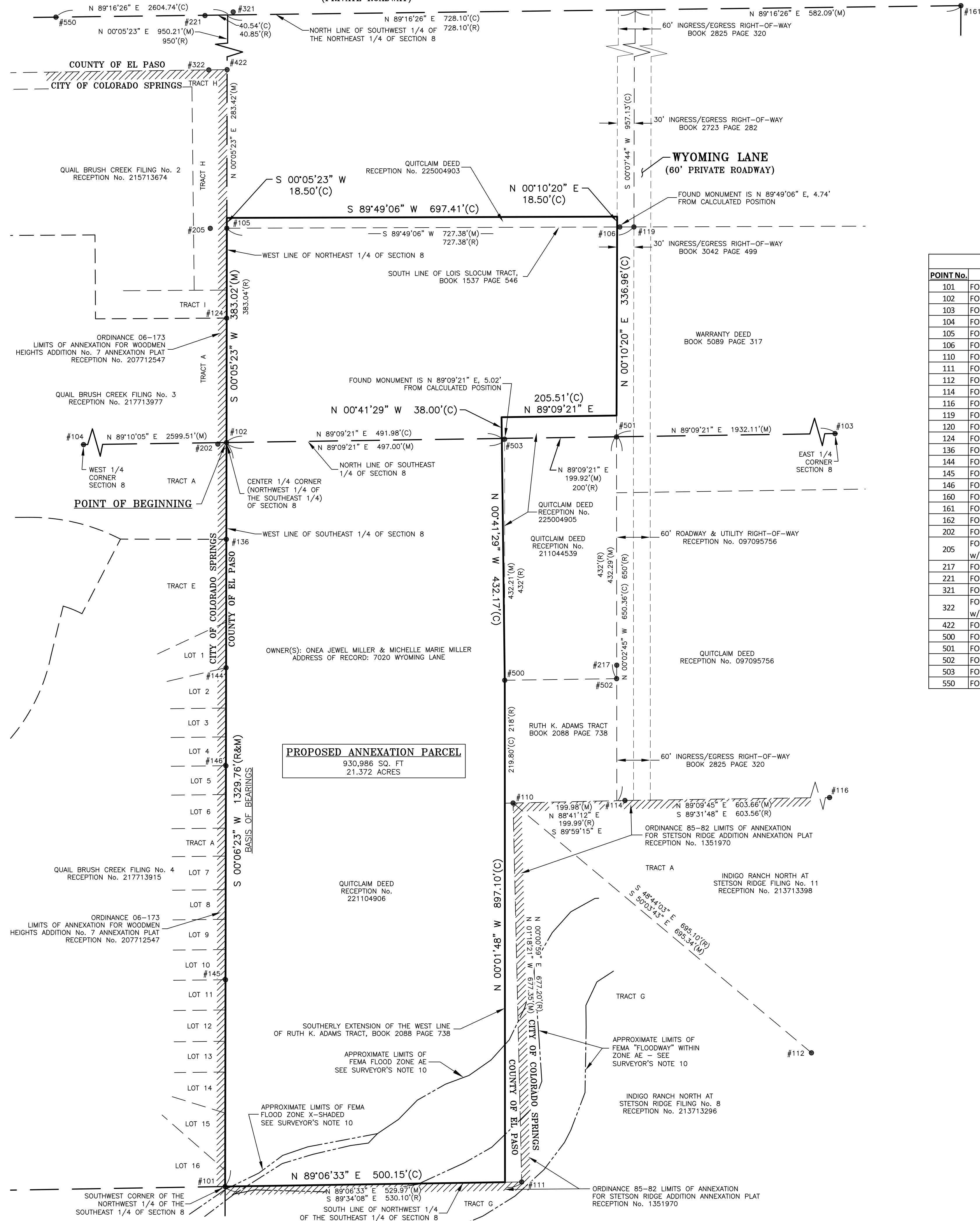
PROJECT No.: 20-020 SHEET 1 OF 2

CALIFORNIA DRIVE
(PRIVATE ROADWAY)

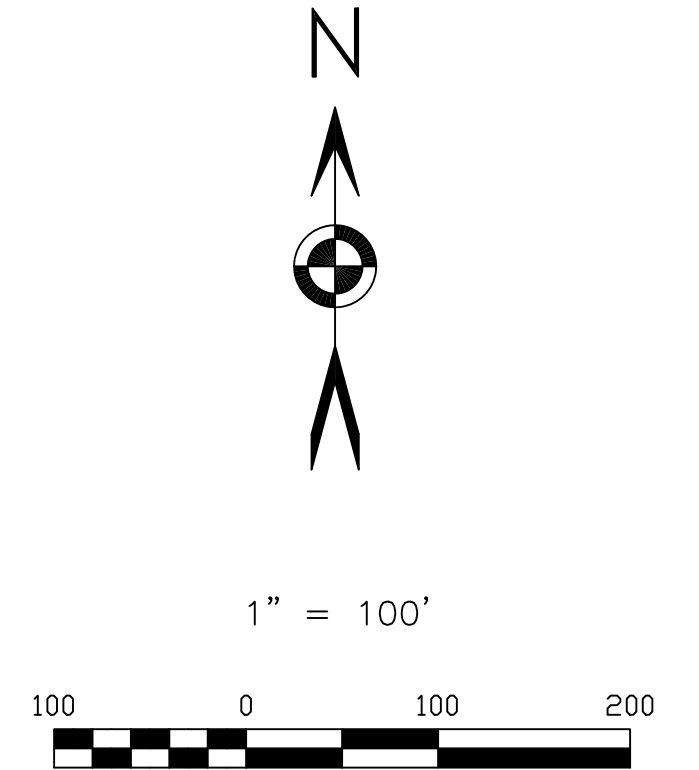
ANNEXATION PLAT

MILLER DOWNS AT WYOMING LANE
ADDITION No. 1

AN ANNEXATION OF A PORTION OF THE EAST HALF OF
SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



SURVEY MONUMENT TABLE		
POINT No.	DESCRIPTION	DECISION
101	FOUND #6 REBAR & 3.25" ALUMINUM CAP STAMPED "WATTS PLS 9853", FLUSH w/ GRADE	ACCEPTED
102	FOUND #5 REBAR & 1.5" ALUMINUM CAP STAMPED "MSM/SP GROUP 6169", FLUSH w/ GRADE	ACCEPTED
103	FOUND 3.25" ALUMINUM CAP IN RANGE BOX STAMPED "1/4 58-59 2015 PLS 38256"	ACCEPTED
104	FOUND #6 REBAR WITH 3.25" ALUMINUM CAP STAMPED "1/4 7-8 1999 PLS 30107"	ACCEPTED
105	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 29749", FLUSH w/ GRADE	ACCEPTED
106	FOUND #5 REBAR, FLUSH w/ GRADE	ACCEPTED
110	FOUND #5 REBAR, FLUSH w/ GRADE	ACCEPTED
111	FOUND #5 REBAR & 1.5" ALUMINUM CAP STAMPED "CCES PLS 30118", FLUSH w/ GRADE	ACCEPTED
112	FOUND #5 REBAR & 1.5" ALUMINUM CAP STAMPED "CCES PLS 30118", AT FENCE CORNER, 0.5' ABOVE GRADE	ACCEPTED
114	FOUND #5 REBAR & BROKEN ILLEGIBLE YELLOW PLASTIC CAP, FLUSH w/ GRADE	ACCEPTED
116	FOUND #5 REBAR & 1.5" ALUMINUM CAP STAMPED "CCES PLS 30118", FLUSH w/ GRADE	ACCEPTED
119	FOUND #5 REBAR (BENT), 1.3' BELOW GRADE	ACCEPTED
120	FOUND 1" PIPE, 0.3' BELOW GRADE (SHOWN FOR POTENTIAL CONTROL LINE)	ACCEPTED
124	FOUND #4 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 38141", FLUSH w/ GRADE	ACCEPTED
136	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 25966", FLUSH w/ GRADE (SHOWN FOR REFERENCE ONLY)	ACCEPTED
144	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 25966", FLUSH w/ GRADE (SHOWN FOR REFERENCE ONLY)	ACCEPTED
145	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 25966", FLUSH w/ GRADE (SHOWN FOR REFERENCE ONLY)	ACCEPTED
146	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 25966", FLUSH w/ GRADE (SHOWN FOR REFERENCE ONLY)	ACCEPTED
160	FOUND #4 REBAR (BENT), 0.2' BELOW GRADE (SHOWN FOR POTENTIAL CONTROL LINE)	ACCEPTED
161	FOUND #6 REBAR & 3.25" ALUMINUM CAP STAMPED "PLS 38141", FLUSH w/ GRADE	ACCEPTED
162	FOUND 3/4" PIPE N 36°04'12" W, 14.89' FROM USED CORNER, 0.3' BELOW GRADE (SHOWN FOR POTENTIAL CONTROL LINE)	ACCEPTED
202	FOUND 7/8" PIPE (BENT) S 79°42'32" W, 15.70', FROM USED CORNER, FLUSH w/ GRADE	NOT ACCEPTED
205	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 29749" S 89°34'50" W, 29.59' FROM ACCEPTED CORNER, FLUSH w/ GRADE	NOT ACCEPTED
217	FOUND 1.5" PIPE AT FENCE LINES, FLUSH w/ GRADE	ACCEPTED
221	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 29749", FLUSH w/ GRADE	ACCEPTED
321	FOUND 1" PIPE N 61°06'28" E, 11.26' FROM CALCULATED LOCATION, 0.4' BELOW GRADE	NOT ACCEPTED
322	FOUND #4 REBAR & YELLOW PLASTIC CAP STAMPED "UPE 11624" S 89°10'22" W, 32.70' FROM ACCEPTED CORNER, FLUSH w/ GRADE	NOT ACCEPTED
422	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 29749", FLUSH w/ GRADE	ACCEPTED
500	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "MARR PLS 30106", 0.2' ABOVE GRADE	ACCEPTED
501	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "MARR PLS 30106", 0.3' ABOVE GRADE	ACCEPTED
502	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "MARR PLS 30106", 0.2' ABOVE GRADE	ACCEPTED
503	FOUND #5 REBAR & 1.5" ALUMINUM CAP STAMPED "MARR PLS 30106 1.0' WC", 0.3' ABOVE GRADE	ACCEPTED
550	FOUND #6 REBAR & 3.25" ALUMINUM CAP STAMPED "NOLTE PLS 38038", FLUSH w/ GRADE	ACCEPTED



LEGEND

- FOUND MONUMENT AS DESCRIBED
FLUSH WITH GRADE UNLESS NOTED
- (M) FIELD—MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- SUBJECT PARCEL LINE
- - - ADJACENT PARCEL LINE
- - - EASEMENT LINE
- SECTION LINE
- - - FLOODPLAIN LINE

SEE SHEET 1 FOR NOTES AND CERTIFICATION

DATE: 01/22/2025		REVISIONS	
No.	Remarks	Date	By
1	ADDRESS COMMENTS	03/21/25	KPB
PROJECT No.: 20-020		SHEET 2 OF 2	

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